

Agenda Item #1

Case Number	BZNA-0034-2023	Property Size	8.17 acres
Address	2200 Sheridan Rd Noblesville, IN 46062	Zoning	R1 - Low Density Single Family Residential
Owner	Life Church Assembly of God Inc.	Reviewer	Kevin Martin
Applicant	Raymond Adler, Life Church Assembly of God Inc.	BZA Meeting	Monday, June 5th, 2023 - 6:00 PM

Requested Action:

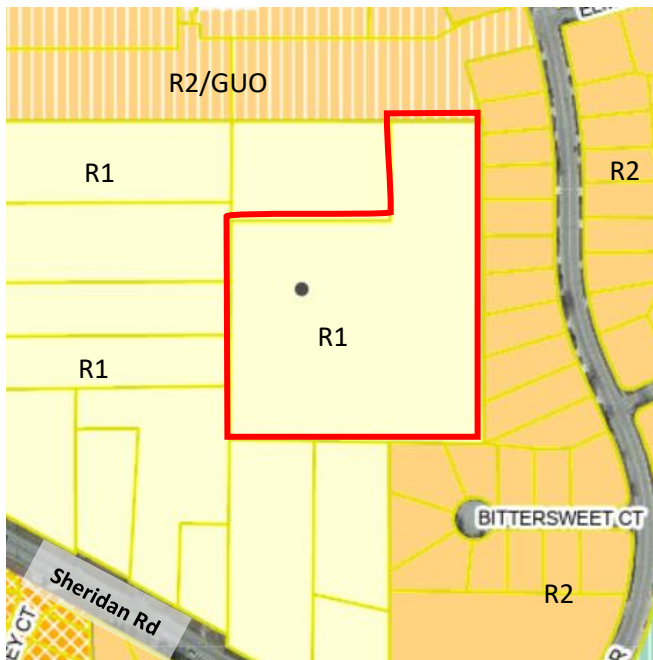
UDO § 10.4.D.1 – Board to consider a Variance of Development Standards application to eliminate the required perimeter parking curbing for an existing parking lot; and UDO § 12.5.D – Board to consider a Variance of Development Standards application to reduce the required Perimeter Parking Lot Landscaping, from 924 feet (required) to 281 feet (provided); in the R1 (Low Density Single Family Residential) zoning district.

Recommendation:

Approve. See Findings of Facts for Approval on page 4.

Exhibits:

1. Application
2. Aerial Photograph
3. Approved Site Plan
4. Proposed Site Plan



ANALYSIS

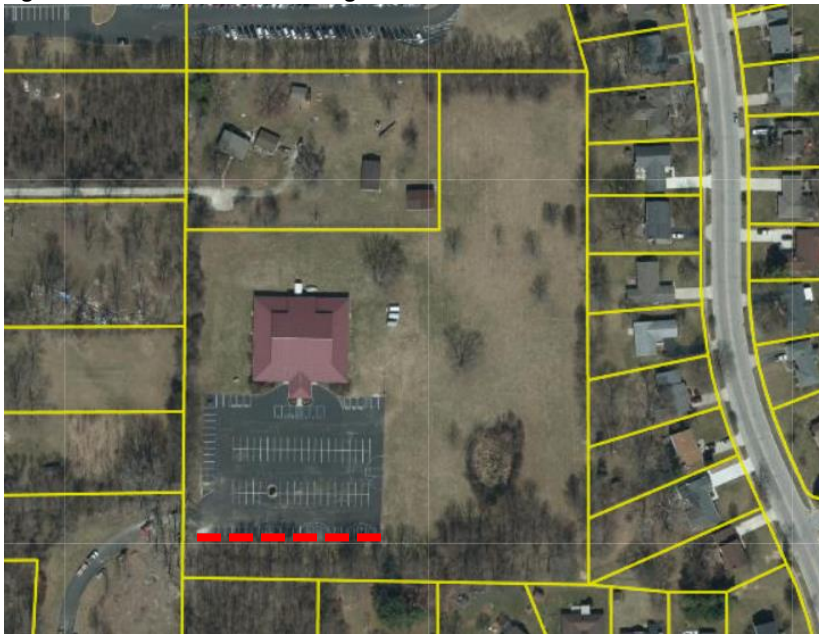
The subject property is located northwest of the intersection of Sheridan Rd (SR 38) and South Harbour Dr, the site is zoned R1 - Low Density Single Family Residential. The surrounding properties to the west and south are all zoned R1, a residential district. The adjacent properties to the north are zoned R1- Low Density Single Family Residential and R2/GUO - Low to Moderate Density Single Family Residential District/Government Use Overlay. Adjacent properties to the east are zoned R2 - Low to Moderate Density Single Family Residential District.

The applicant seeks approval of two Variances of Development Standards applications to eliminate the required perimeter parking curbing for an existing parking lot and to reduce the required Perimeter Parking Lot Landscaping, from 924 feet (required) to 281 feet (provided); in the R1 (Low Density Single Family Residential) zoning district.

Curbing

The request to eliminate curbing is limited to the existing parking lot's south boundary. As shown in Figure 1 below, the request is to maintain the existing non-curbed south edge.

Figure 3 – Eliminated curbing marked in red



The applicant has cited a couple of reasons for this request, including current drainage design, existing natural barrier, and safety concerns.

"Drainage is designed to flow away from the curb to the center of the parking lot both cleanse the parking lot and to help catch any oils or other contaminants prior to discharge into the water system.

The sports ministry basketball goals are located in this area, and it would be a hazard to those playing basketball in the area from tripping or falling over the curbing."

Landscaping

The request is to reduce the required Perimeter Parking Lot Landscaping, from 924 feet (required) to 281 feet (provided), eliminating landscaping along the western and southern boundaries. The proposal eliminates approximately 350 ft of landscape buffer along the west property boundary and about 300 feet along the southern boundary. The proposed changes are illustrated in Figure 2 – Previously Approved Plan and Figure 3 – Proposed Plan.

Figure 2 – Previously Approved Plan

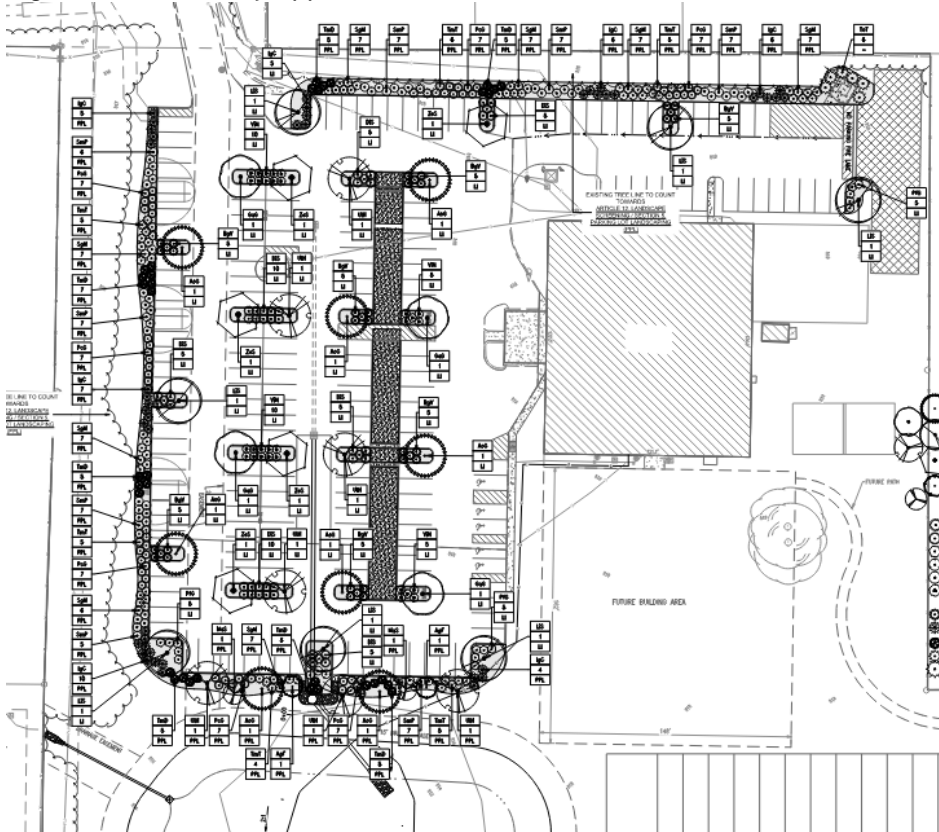
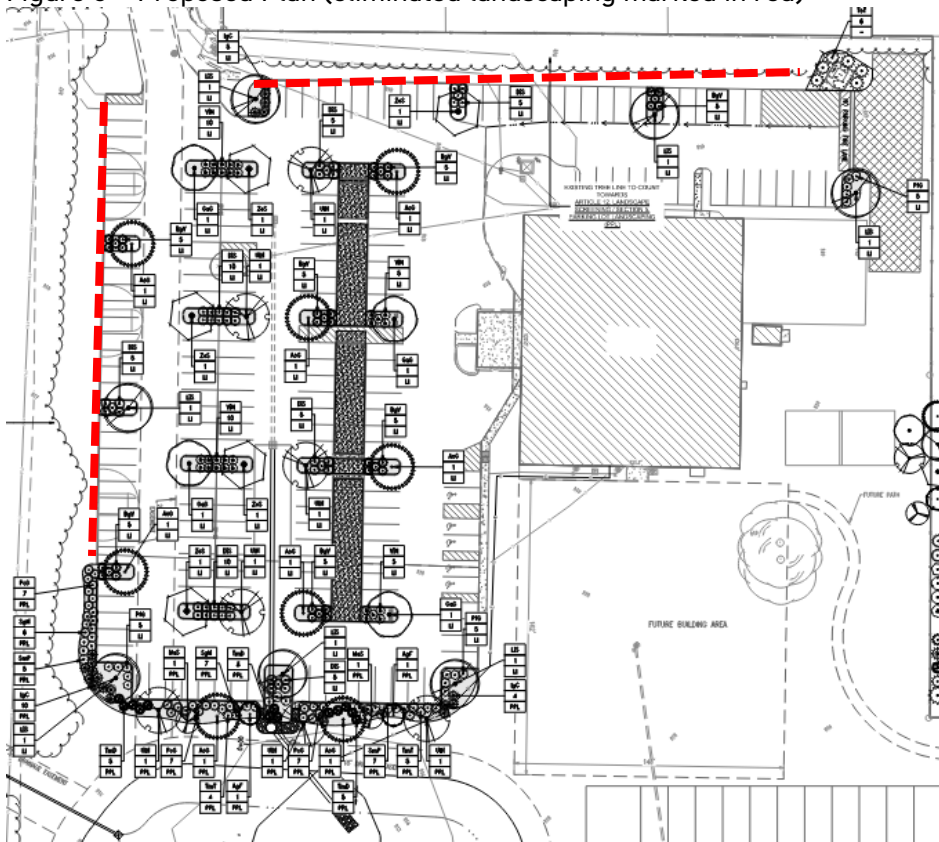


Figure 3 – Proposed Plan (eliminated landscaping marked in red)



VARIANCE OF DEVELOPMENT STANDARDS FINDINGS

AGENDA ITEM #1:

If the Board should decide to APPROVE the requested variance, please use the following findings of fact:

The Noblesville Board of Zoning Appeals is authorized to approve or deny variances of use from the terms of the zoning ordinance. **The BZA may impose reasonable conditions as part of its approval. A Variance of Development Standards may be approved only upon a determination in writing that the following three (3) conditions are met (see Indiana Code § 36-7-4-918.5):**

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

The proposed variance will NOT be injurious to public health, safety, and general welfare of the community. The elimination of curbing and landscape items will have minimal effect as both occur within interior lot lines. This standard has been met.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

It is likely that the use and value of real estate adjacent to the subject site will NOT be affected in a substantially adverse manner by allowing the requested variances. Nearby property owners may remonstrate against this petition if they believe this request will have significant adverse effects on adjacent properties. Should nothing contrary be brought to light by adjacent owners at the public hearing, it is presumed that the approval of the variances requested will not have a substantially adverse effect on the use and value of adjacent properties. This standard has been met.

3. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought:

The strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property. The intent of landscaping requirements has been fulfilled with existing landscape buffer. This standard has been met.

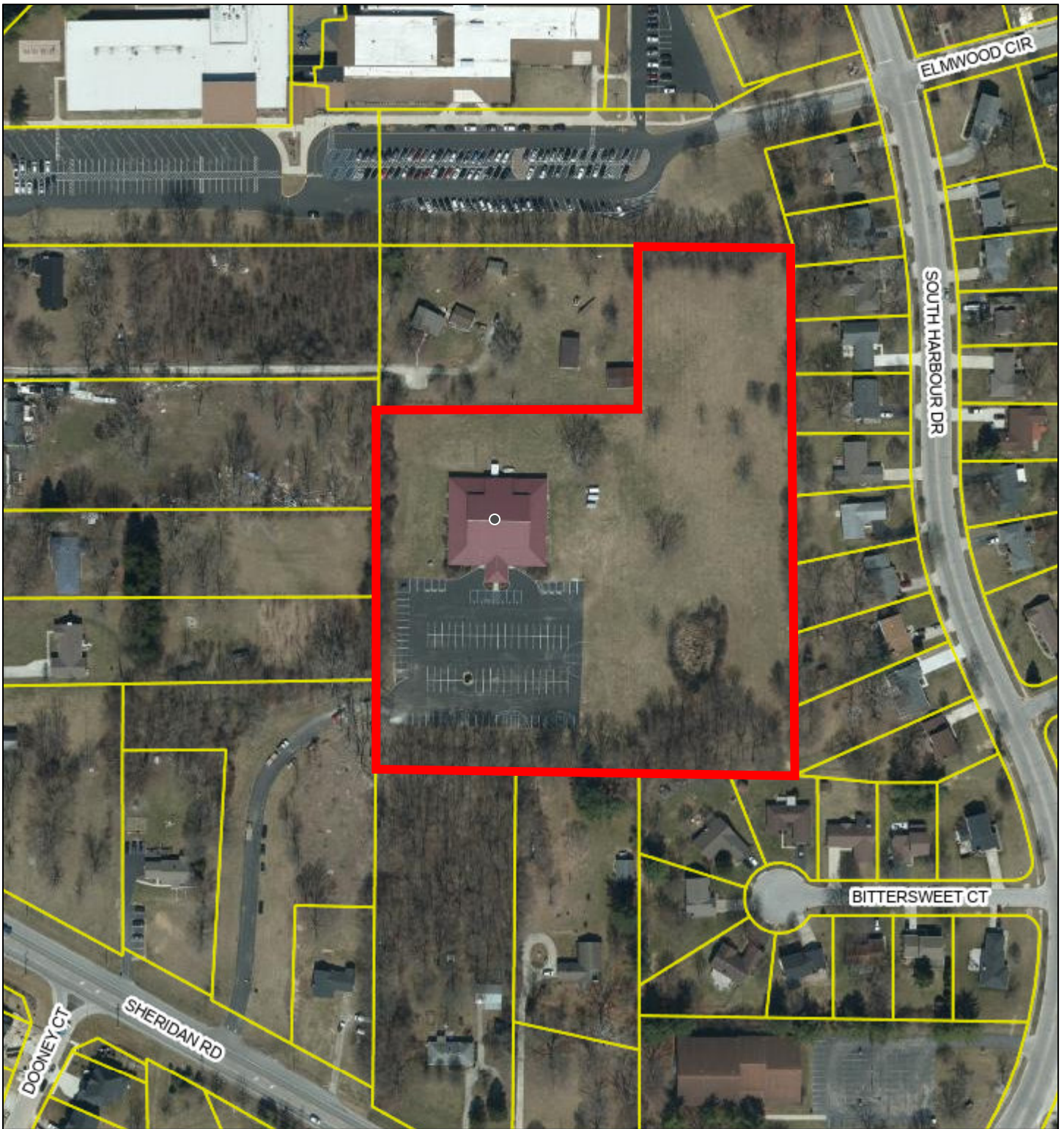
RECOMMENDATIONS

AGENDA ITEM #1:

APPROVE the requested Variance of Development Standards based upon the following findings of fact:

- The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- The strict application of the terms of the zoning ordinance does constitute an unnecessary hardship if applied to the property for which the variance is sought.

Exhibit 2 - Aerial Photograph

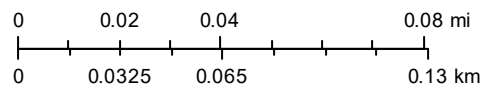


5/31/2023, 1:34:55 PM

1:2,400

centerlines

SFHA / Flood Zone Boundary



Parcels



Base Flood Elevations

Flood Hazard Boundaries



Limit Lines


LOCATION: H:\2021\W210681\Engineering\design\conset\W210681-LT00 Landscape Plan.dwg
LAYOUT: LT00
DATE/TIME: February 02, 2023 - 5:31am
PLOTTED BY: queena




LANDSCAPE ORDINANCE REQUIREMENTS			
	REQUIREMENT:	REQUIRED:	PROVIDED:
LI	<u>ARTICLE 12. LANDSCAPE SCREENING / SECTION 5. PARKING LOT LANDSCAPING:</u> - (B) APPLICATION (d)- CLASS D >200 SPACES - (C) INTERIOR PARKING LOT LANDSCAPE - 11% REQUIRED LANDSCAPING IN PARKING LOT - ALL SINGLE ROW PARKING LANDSCAPE ISLANDS SHALL BE MINIMUM OF 180 SF / 1 CANOPY TREE, 5 DECIDUOUS OR EVERGREEN SHRUBS - ALL DOUBLE ROW PARKING LANDSCAPE ISLANDS SHALL BE MINIMUM OF 240 SF / 2 CANOPY TREE, 5 DECIDUOUS OR EVERGREEN SHRUBS - ALL INTERIOR PARKING ROWS SHALL BE TERMINATED AT BOTH ENDS WITH LANDSCAPE ISLANDS		
PLI	<u>ARTICLE 12. LANDSCAPE SCREENING / SECTION 5. PARKING LOT LANDSCAPING:</u> - (D) PERIMETER PARKING LOT LANDSCAPING - PARKING LOT ADJACENT TO PUBLIC STREET - 110 LF - 2 CANOPY TREES, 33 DECIDUOUS OR EVERGREEN SHRUBS PER 100 LF	- 2 CANOPY TREES - 36 DECIDUOUS / EVERGREEN SHRUBS	- 2 CANOPY TREES - 40 DECIDUOUS / EVERGREEN SHRUBS
PPL	<u>ARTICLE 12. LANDSCAPE SCREENING / SECTION 5. PARKING LOT LANDSCAPING:</u> - (D) PERIMETER PARKING LOT LANDSCAPING - PARKING LOT ADJACENT TO REAR OR INTERIOR SIDE YARDS ABUTTING OR ACROSS FROM A RESIDENTIAL USE/ZONE DISTRICT - 920 LF - 3 CANOPY TREES, 2 UNDERSTORY TREES, 33 DECIDUOUS OR EVERGREEN SHRUBS PER 100 LF	-28 CANOPY TREES - 18 UNDERSTORY TREES - 304 DECIDUOUS / EVERGREEN SHRUBS	- 5 CANOPY TREES - 4 UNDERSTORY TREES - 305 DECIDUOUS / EVERGREEN SHRUBS

LANDSCAPE LEGEND

LANDSCAPE PLAN NOTES

 MULCHED LANDSCAPE BED

 SEED / SOD

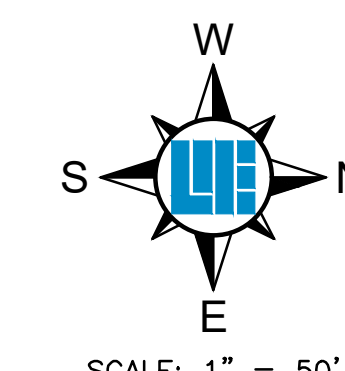
GIS	PLANT NAME
1	QUANTITY
P1	PLANTING AREA

PLANT SCHEDULE							
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	B&B	CONT.	MATURE SIZE
	CANOPY DECIDUOUS TREES						
AoG	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	2" cal.	10	X		50T x 40W
GaG	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" cal.	6	X		45T x 30W
LiS	LIQUIDAMBER STYRACIFLUA	ROTUNDOLOBA SWEETGUM	2" cal.	8	X		45T x 25W
UIH	ULMUS x 'HOMESTEAD'	HOMESTEAD HYBRID ELM	2" cal.	9	X		50T x 40W
ZeS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2" cal.	5	X		75T x 60W
	ORNAMENTAL TREES						
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	6' ht.	2	X		15T x 15W
MaS	MALUS 'SNOWDRIFT'	'SNOWDRIFT' CRABAPPLE	6' ht.	2	X		15T x 15W
	DECIDUOUS SHRUBS						
DiS	DIERVILLA SESSILIFOLIA	BUSH HONEYSUCKLE	18" min.	50		X	3T x 3W
PcG	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'	CENTER GLOW COMMON NINEBARK	18" min.	49		X	2T x 3W
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SgM	SPIRAEA x 'GOLD MOUND'	GOLD MOUND SPIREA	18" min.	55		X	4T x 5W
SmP	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	18" min.	73		X	5T x 7W
ViN	VIBURNUM PLICATUM TOMENTOSUM 'NEWZAM'	NEWPORT VIBURNUM	18" min.	36		X	3T x 3W
	EVERGREEN SHRUBS						
BgV	BUXUS x KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" min.	45	X		3T x3W
IgC	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY	18" min.	58		X	5T x 5W
TmD	TAXUS MEDIA 'DENSIFORMIS'	DENSIFORM YEW	18" min.	43	X		3T x 4W
TmT	TAXUS MEDIA 'TAUNTON'	TAUNTON YEW	18" min.	41	X		4T x 5W
ToT	THUJA OCCIDENTALIS 'TECHNY'	TECHNY (MISSION) AMERICAN ARBORVITAE	6' min.	6	X		15T x 10W

MINIMUM PLANT SIZES AT THE TIME OF PLANTING

APPROVED SET
Planning Department (JY)
02/08/2023

Life Church Improvements
LOCP- 0859 - 2022
Approved 2023-02-07



Know what's **below**.
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PER INDIANA STATE LAW IC 8-1-26.
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING

DAYS BEFORE COMMENCING WORK.

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Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*

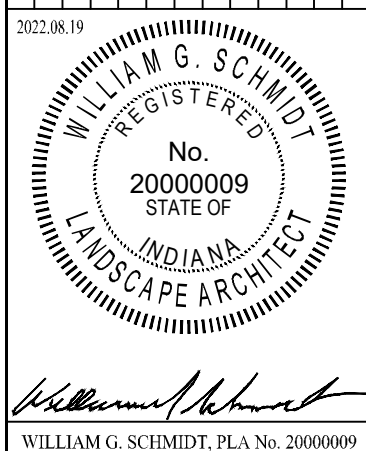
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

Build with confidence.

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
REVISIONS PER NOBLEVILLE TAG	03.2.2022	TAS	W2100681
REVISIONS PER NOBLEVILLE REVIEW	01.12.2023	SSR	DWG NAME: <i>W2100681 - Nobleville Tag</i>
REVISIONS PER NOBLEVILLE REVIEW	01.12.2023	SSR	DESIGNER BY: TAS
FINAL CONSTRUCTION PLANS			DRAWN BY: TAS
			CHECKED BY: TAS
			DATE: 05/2/2022



PREPARED FOR:

LIFE CHURCH IMPROVEMENTS

2166 Sheridan Road, Noblesville, IN

LANDSCAPE PLAN

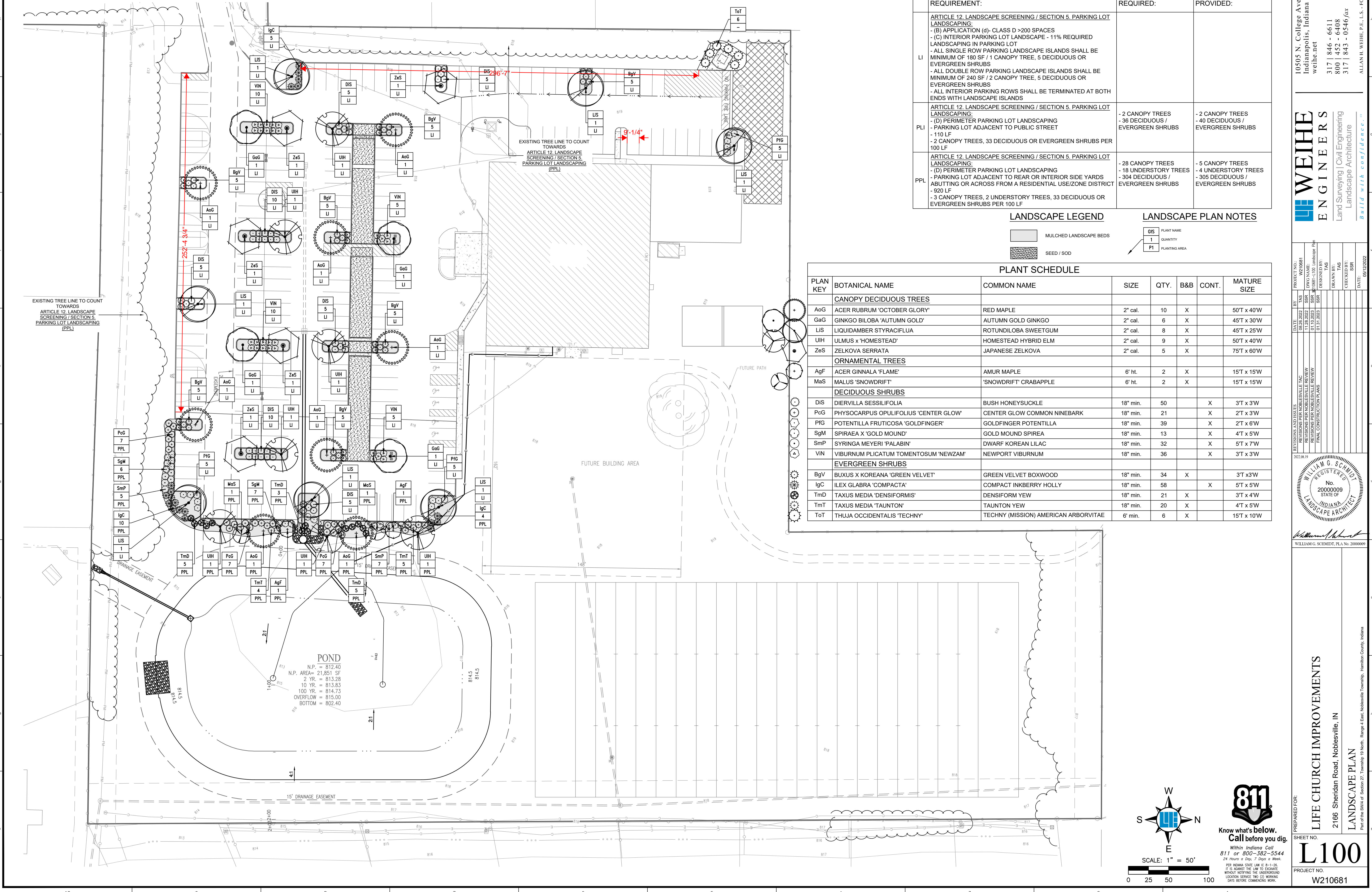
Part of the SW¼ of Section 27, Township 19 North, Range 4 East, Noblesville Township, Hamilton County, Indiana

SHEET NO.
L100

PROJECT NO.
W210681

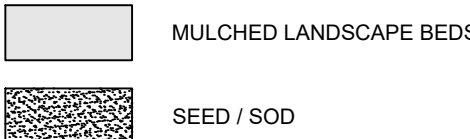
VV210681

Exhibit 4 - Proposed Site Plan



LANDSCAPE ORDINANCE REQUIREMENTS		
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LANDSCAPE LEGEND

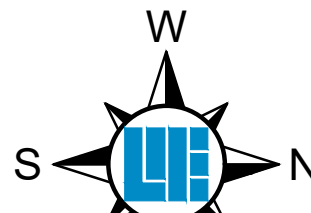


LANDSCAPE PLAN NOTES

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P1	PLANTING AREA

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SCALE: 1" = 50'



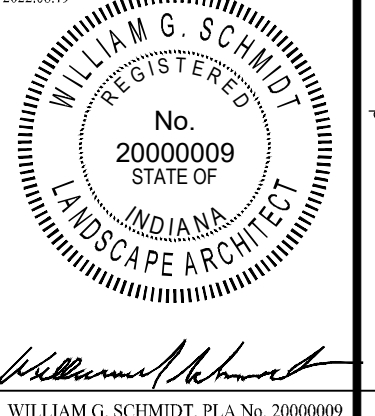
Within Indiana Call 811 or 800-382-5544 24 Hours a Day, 7 Days a Week

PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying / Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO.	W210681
DATE	08/28/2022
BY	TAS
REVISIONS AND ISSUES	
REVISIONS PER NOBLESVILLE TAC	
REVISIONS PER NOBLESVILLE REVIEW	
REVISIONS PER NOBLESVILLE REVIEW	
FINAL CONSTRUCTION PLANS	
DATE	01/31/2023
SSR	
DESIGNED BY	TAS
DRAWN BY	TAS
CHECKED BY	SSR
DATE	05/12/2022



WILLIAM G. SCHMIDT, P.L.A. No. 20000009

PREPARED FOR:
LIFE CHURCH IMPROVEMENTS
2166 Sheridan Road, Noblesville, IN
LANDSCAPE PLAN
Part of the SW/4 of Section 27, Township 19 North, Range 4 East, Noblesville Township, Hamilton County, Indiana

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